



**Lawson's**  
ESTATE AGENTS

17 Tithing Close, Thetford  
£160,000



# 17 Tithing Close

Thetford, IP24 2LU

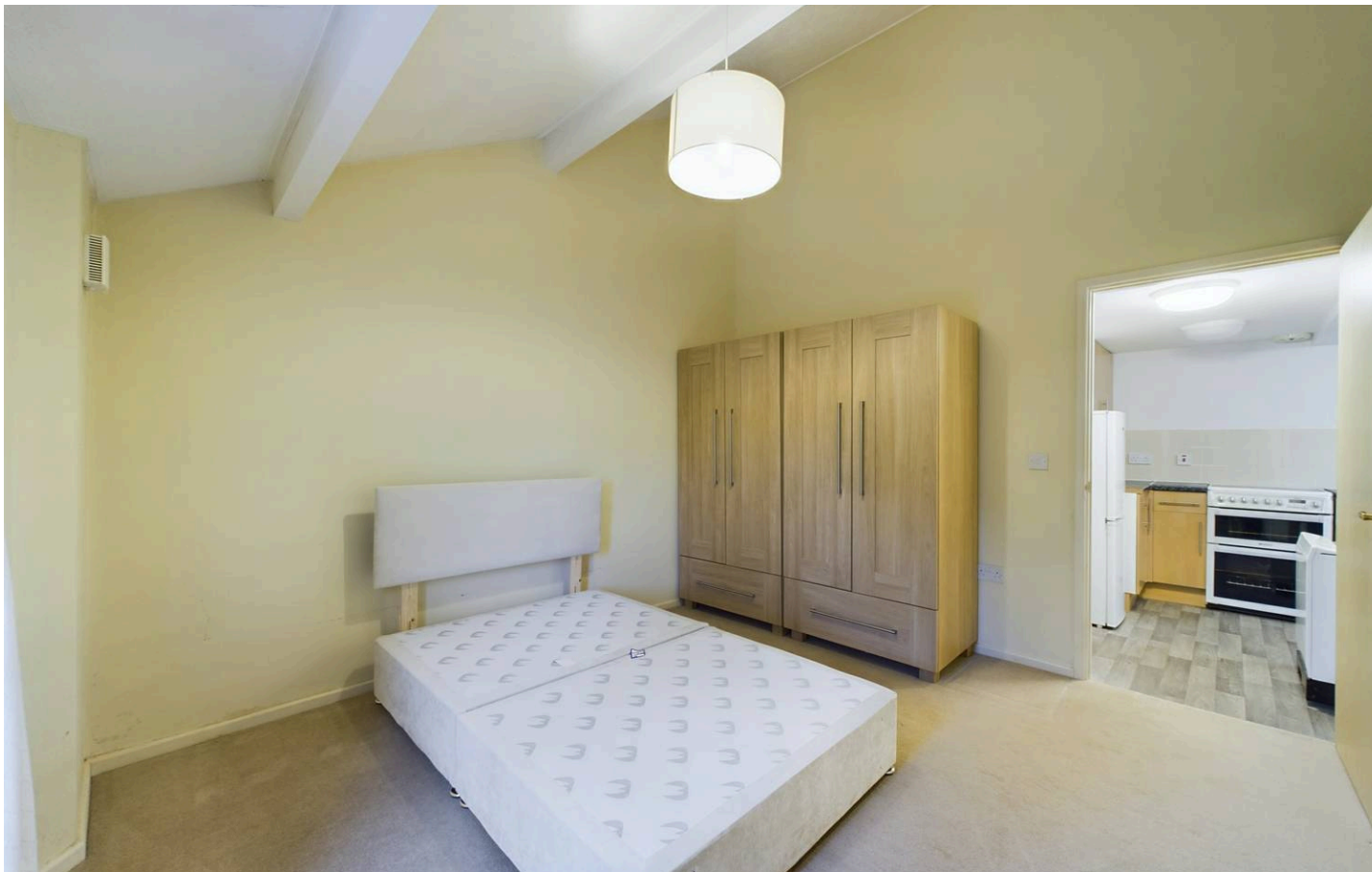
We are thrilled to present this delightful 2-bedroom terraced house to the market. Boasting a CHAIN FREE status, this property offers convenient ground floor living, perfect for those seeking a low-maintenance lifestyle. The open plan layout enhances the living space. Situated close to the town centre and train station, this home is ideal for commuters and those looking for easy access to amenities. With its enclosed front garden and allocated parking, this property presents a great opportunity for a first-time buyer. Don't miss out - call now to view and secure your chance to own this gem!

Council Tax band: A

Tenure: Freehold

- CHAIN FREE
- TWO BEDROOMS
- GROUND FLOOR LIVING
- CLOSE TO TOWN & TRAIN STATION
- ENCLOSED FRONT GARDEN
- ALLOCATED PARKING
- SHOWER ROOM
- GREAT FIRST BUY
- OPEN PLAN
- CALL NOW TO VIEW!





### **Hallway**

3' 5" x 4' 9" (1.04m x 1.45m)

Door to lounge and built in doormat.

### **Lounge**

18' 6" x 11' 1" (5.65m x 3.37m)

Window to front, carpet flooring, electric radiator, door to understairs storage cupboard, opening to kitchen and stairs to first floor landing.

### **Kitchen**

8' 8" x 4' 11" (2.64m x 1.49m)

Window to side, wall and base units with worktop over, inset one bowl sink unit with duel taps over, tiled splashback and vinyl flooring. Space for freestanding cooker, washing machine, and fridge freezer. Electric storage heater and doors to downstairs bedroom and shower room.

### **Bedroom 1**

11' 9" x 10' 9" (3.58m x 3.28m)

Window to front, electric radiator, and carpet flooring.

### **Shower Room**

8' 9" x 5' 6" (2.67m x 1.68m)

Large shower cubicle, low-level WC, wash basin, wall panelling, vinyl flooring and wall heater.



### **Landing**

6' 8" x 10' 11" (2.02m x 3.34m)

Window to side, doors to bedroom two and airing cupboard housing the hot water cylinder and carpet flooring.

### **Bedroom 2**

8' 8" x 10' 10" (2.64m x 3.29m)

Velux window to front and carpet flooring.



Front Garden

The beautiful enclosed front garden is mainly laid to lawn and patio with new style fencing round, selection of mature plant borders and pathway leading to the front door.

Allocated parking

The property offers off road parking with one allocated parking space located to the front.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,518.70 per annum for 2024/25.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson’s Estate Agents 01842 755422.

Financial Advice

Lawson’s Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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